

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-25490 - APPLICANT: COLLEGE OF SOUTHERN
NEVADA - OWNER: BOARD OF REGENTS OF THE UNIVERSITY OF NEVADA
SYSTEM

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of 6.89 acres on the College of Southern Nevada campus from the R-E (Residence Estates) Zoning District the C-V (Civic) Zoning District. The subject property is located on the west side of Community College Drive, approximately 750 feet south of Charleston Boulevard and is currently utilized as a parking lot. The applicant seeks the Rezoning in order to remap the subject property into a contiguous parcel and has not proposed any future changes to the property at this time.

Staff supports the applicant's request and recommends approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1969	The property was annexed (A-0001-69) into the City of Las Vegas.
5/05/69	The Board of County Commissioners denied a zone change (ZC-30-69) to reclassify property from the R-1 (One Family Dwelling) District to the C-1 (Limited Commercial) District. The Clark County Planning Commission recommended denial on 04/08/69.
10/07/87	The City Council approved a request for a Rezoning (Z-0089-87) of 80 Acres from N-U (Non-Urban) to C-V (Civic) and a Site Development Plan Review for a proposed 22,000 square foot Health Sciences Center on property located on the southeast corner of Charleston Boulevard and Torrey Pines Drive. The Planning Commission recommended approval on 9/22/87. NOTE: The subject parcel of this request was not included in the original 80 acres that makes up the college campus.
8/23/90	The Board of Zoning Adjustment approved a Plot Plan Review (V-0086-89) to allow a proposed addition to the existing handicapped facility on property located at 6200 West Oakey Boulevard.
4/28/92	The Board of Zoning Adjustment approved a request for a Variance (V-0042-92) for a six-foot high decorative screen wall with a 13-foot high entry gate along the front property line (where four feet with the top two feet 50% open is the maximum height permitted), and to allow a 90 square-foot freestanding ground sign where only 15 square feet is permitted, and to allow an all-day Day Care Facility where a previous Variance was approved for an after school care operation limited.
11/17/99	The City Council approved a request for a Site Development Plan Review on property located at 6375 West Charleston Boulevard for a proposed spotlight on top of an existing clock tower, C-V (Civic) and R-E (Residence Estates) Zones. Planning Commission recommended approval on 10/14/99.

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1/08/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0089-87(2)] on property located on the southeast corner of Charleston Boulevard and Torrey Pines Drive for a proposed 107,000 square foot, four-story Office/Classroom Building.
9/21/07	A Reversionary Map (PMP-21910) has been accepted for technical review for a REVERSION TO ACREAGE on three lots on 75.82 acres at the southeast corner west of Torrey Pines Drive and Charleston Boulevard.. NOTE: Recordation of this map is pending approval of this Rezoning request.
<i>Related Building Permits/Business Licenses</i>	
Although this site is currently utilized as a landscaped parking lot, staff has not found any building permits recorded against this parcel (APN 163-02-601-003).	
<i>Pre-Application Meeting</i>	
10/25/07	A pre-application meeting was held with staff regarding the actions required to Rezone a portion of the College of Southern Nevada campus to the C-V (Civic) Zoning District. A General Plan Amendment was deemed unnecessary as the subject parcel maintains the P-F (Public Facilities) General Plan Land Use Designation
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
11/15/07	A field-check was performed by staff with the following observations: <ul style="list-style-type: none"> • The subject site is currently used as a parking lot. • The subject site is within the campus of the College of Southern Nevada (CSN).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	6.88 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot	PF (Public Facilities)	R-E (Residence Estates)
North	College Campus	PF (Public Facilities)	C-V (Civic)
South	College Campus	PF (Public Facilities)	C-V (Civic)
East	College Campus	PF (Public Facilities)	C-V (Civic)
West	College Campus	PF (Public Facilities)	C-V (Civic)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Per Title 19.06.020(E), the minimum development standards for property in the C-V (Civic) Zoning District are established in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The surrounding parcels were Rezoned (Z-0089-87) to C-V (Civic) Zoning District in 1987, at which point the development standards were established for the College of Southern Nevada (previously known as “Community College of Southern Nevada”). The subject site is currently developed and utilized as parking lot for the college campus.

ANALYSIS

This 6.88 acre parcel is currently located within the R-E (Residence Estates) Zoning District. The applicant is seeking to rezone this parcel to the appropriate C-V (Civic) Zoning District, as it was discovered during remapping that the subject site is located within the R-E (Residence Estates) Zoning District. The applicant has not proposed any changes to the current site, which is utilized as a parking lot for the college campus.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The subject site currently maintains the P-F (Public Facilities) General Plan Land Use Designation and is being used as a parking lot for the College of Southern Nevada. The proposal conforms to the General Plan, as the parcel is used in support of the school’s operations.

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2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposal is compatible with the surrounding land uses, as the subject parcel is utilized as a parking lot within, and for, the campus of the College of Southern Nevada. The applicant has not proposed any changes to the existing site; this Rezoning is requested in order to process a proposed remapping.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

This particular Rezoning request is to remove a non-conforming zoning classification from the existing College of Southern Nevada campus. The subject site maintains the appropriate P-F (Public Facilities) General Plan Land Use Designation but currently retains the R-E (Residence Estates) Zoning District classification. The applicant has not proposed any changes to the property, as it is utilized as a parking lot for the college campus.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site is utilized as an existing parking lot for the college campus and is accessed primarily along the west side of Community College Drive, a 100-foot wide private street. Secondary cross-access is provided from inside the campus from various private drives.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 566

APPROVALS 5

PROTESTS 0